

For Lease

colliers.com/siliconvalley

West Valley Shopping Center

Saratoga Ave @ Prospect Rd
San Jose | CA

- > One Shop Space Available — 2,987 SF
Lease Rate: \$4.00 + NNN
- > NNN: \$0.74/SF
- > Available Now!

Demographics

	1 MILE	3 MILES	5 MILES
Resident Population	22,990	204,824	502,032
Avg HH Income	\$195,667.92	\$185,461.25	\$184,075.63

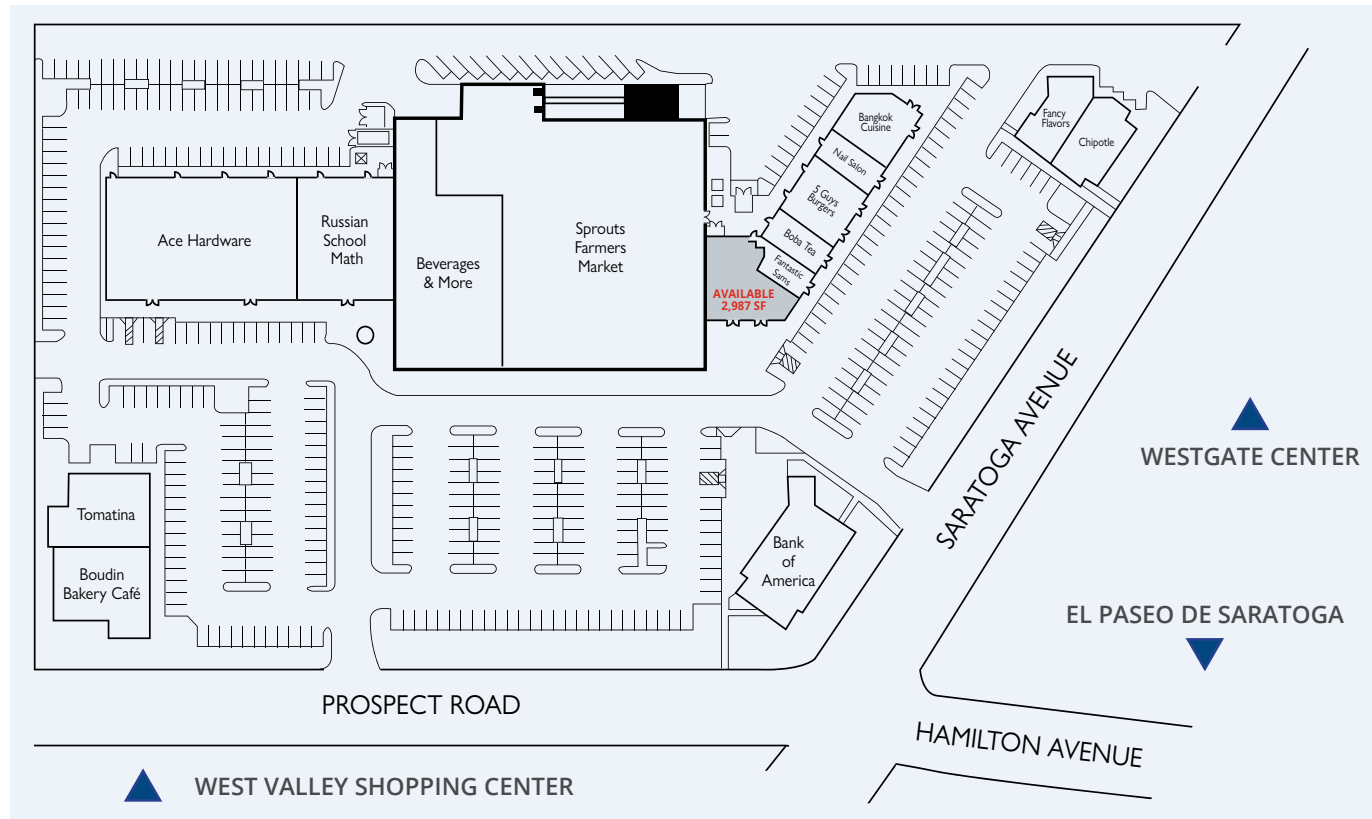
CO-TENANTS:

- Sprouts Farmers Market
- Bank of America
- Beverages and More
- Chipotle
- Five Guys Burgers
- Ace Hardware



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10th Floor
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Space Available

Shop Space — 2,987 SF



Westgate Center

GAP Factory Store
J.Crew Mercantile
Nike Factory
Nordstrom Rack
Old Navy
Target
GameStop

Michael's
Party City
AT&T
FedEx Office
Lenscrafters
Verizon Wireless
Xfinity

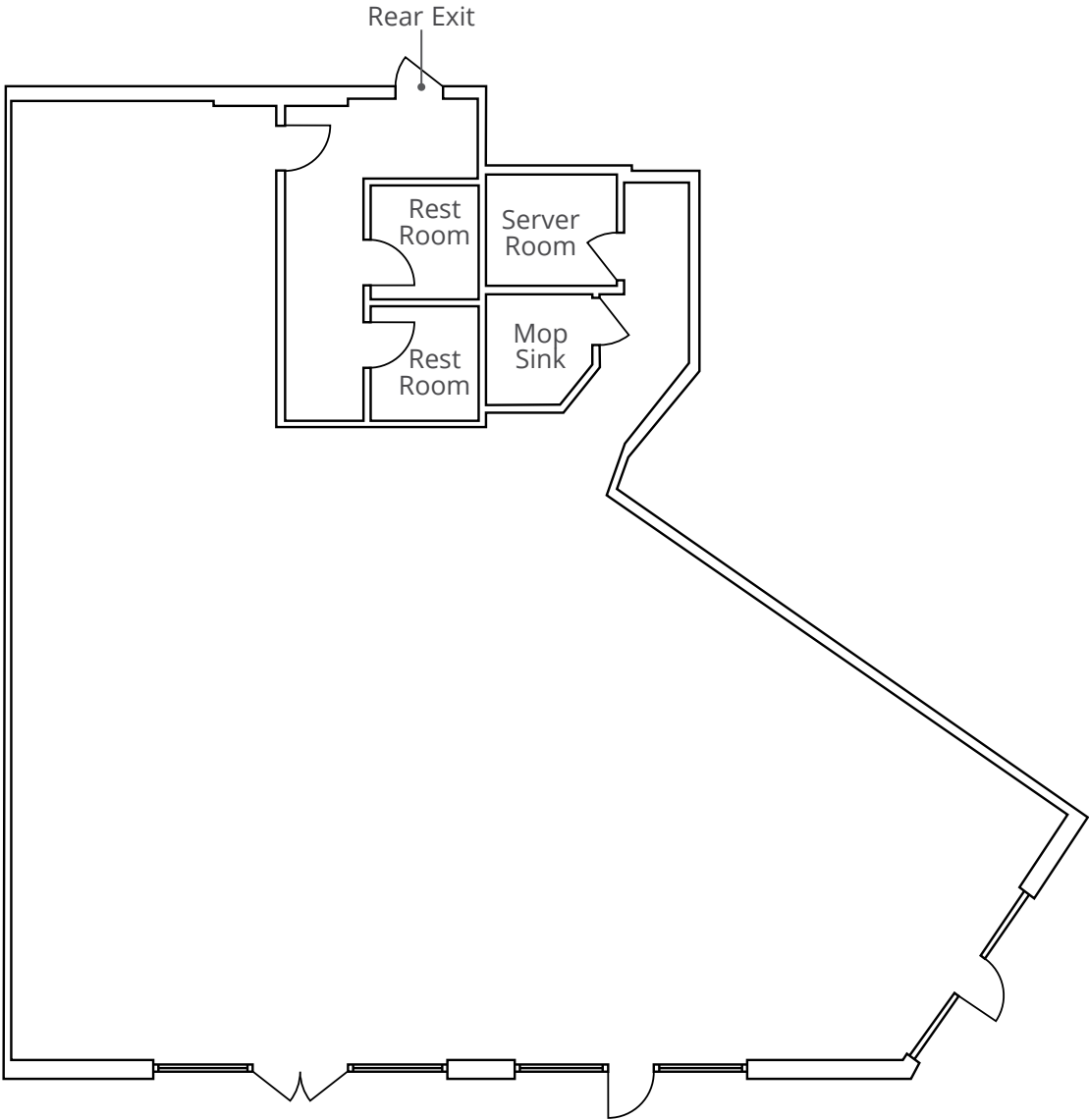
Target
Walmart Neighborhood
Market
The Blue Door Restaurant
Veggie Grill

El Paseo de Saratoga

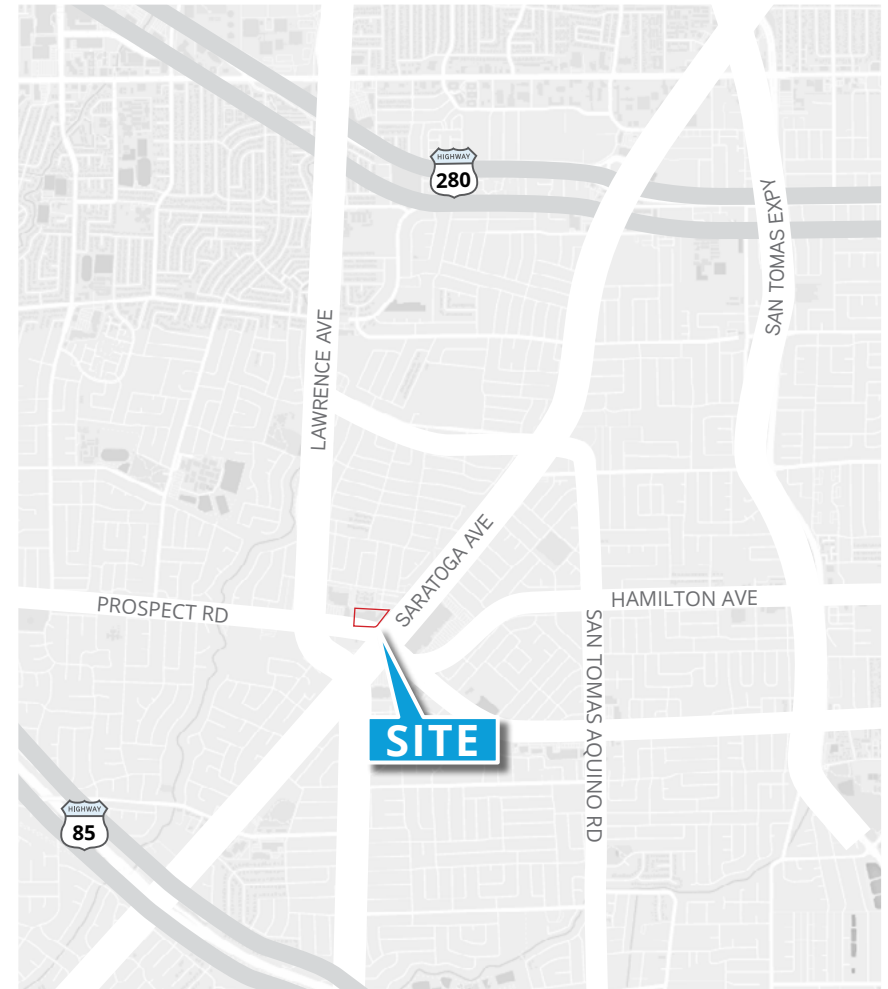
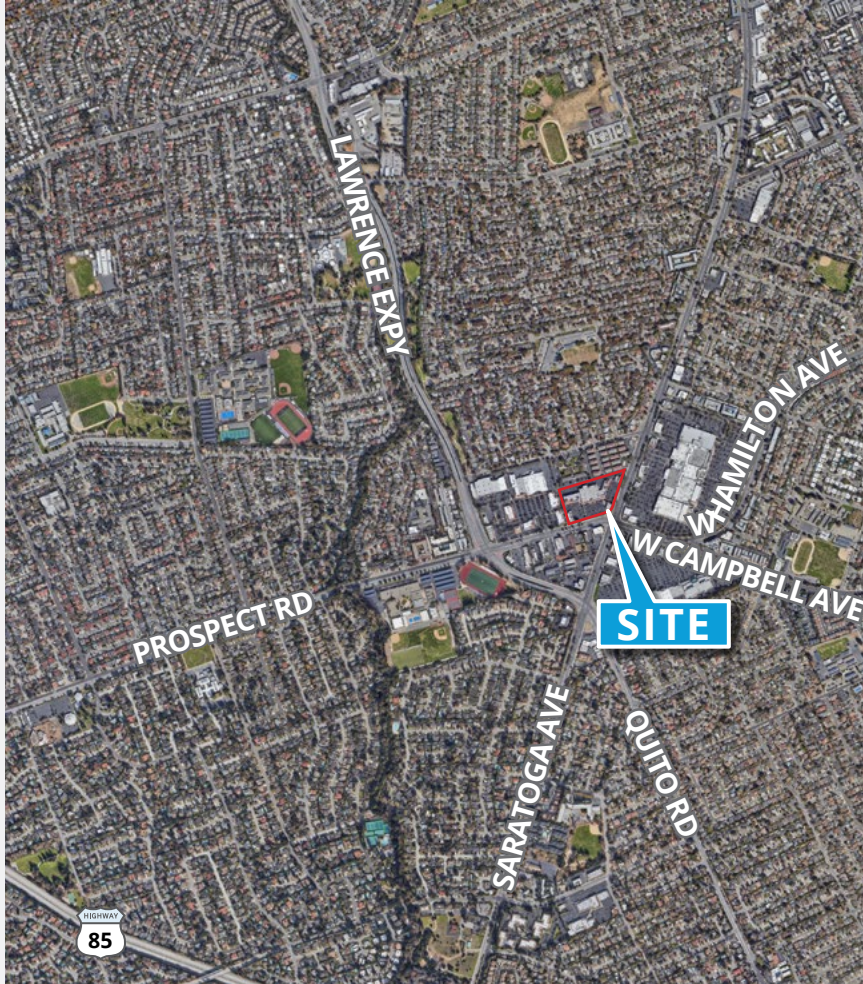
REI
Petco
AMC Theatres
Ulta Beauty
Tilly's
Rubio's
GNC

Jamba Juice
Thomasville
Total Woman
Panda Express

Floor Plan



Aerial | Location Maps



Retail | Trade Areas



Photos



Demographics

1 MILE RADIUS 3 MILE RADIUS 5 MILE RADIUS

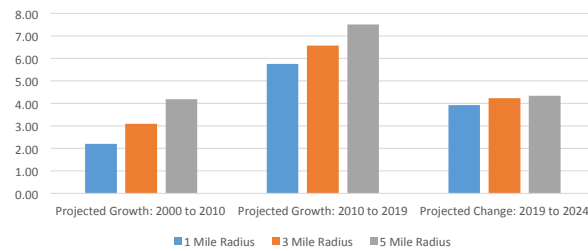
POPULATION			
2000 Census	21,270	186,447	448,233
2010 Census	21,737	192,205	466,981
2019 Estimate	22,989	204,825	502,032
2024 Projection	23,892	213,487	523,845
POPULATION GROWTH			
Percent Change: 2000 to 2010	2.20%	3.09%	4.18%
Percent Change: 2010 to 2019	5.76%	6.57%	7.51%
Percent Change: 2019 to 2024	3.93%	4.23%	4.34%
HOUSEHOLDS			
2000 Census	7,755	69,979	172,272
2010 Census	7,846	71,230	176,018
2019 Estimate	8,337	76,188	190,132
2024 Projection	8,683	79,534	198,761
2019 EST. POPULATION BY SINGLE-CLASSIFICATION RACE			
White Alone	46.71%	42.12%	46.67%
Black/African American Alone	2.98%	2.70%	2.40%
American Indian/Alaskan Native Alone	0.46%	0.49%	0.52%
Asian Alone	38.90%	42.84%	37.63%
Native Hawaiian/Pacific Islander Alone	0.43%	0.28%	0.31%
Some Other Race Alone	4.37%	6.51%	7.17%
Two or More Races	6.15%	5.05%	5.30%
2019 EST. POPULATION BY HISPANIC OR LATINO ORIGIN			
Not Hispanic or Latino	87.58%	85.48%	83.65%
Hispanic or Latino	12.42%	14.52%	16.34%
Mexican Origin	76.12%	77.29%	77.05%
Puerto Rican Origin	2.59%	2.16%	2.08%
Cuban Origin	0.98%	0.85%	0.86%
All Other Hispanic or Latino	20.34%	19.70%	20.00%
2019 EST. POPULATION BY SEX			
Male	49.34%	49.74%	49.77%
Female	50.66%	50.26%	50.23%

1 MILE RADIUS 3 MILE RADIUS 5 MILE RADIUS

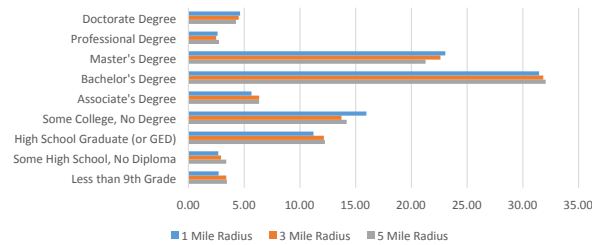
2019 EST. HOUSEHOLDS BY INCOME			
Income < \$15,000	5.05%	5.19%	4.98%
Income \$15,000 - \$24,999	4.74%	3.79%	4.01%
Income \$25,000 - \$34,999	3.17%	3.29%	3.65%
Income \$35,000 - \$49,999	6.61%	7.09%	6.81%
Income \$50,000 - \$74,999	9.12%	9.99%	9.99%
Income \$75,000 - \$99,999	7.91%	9.23%	9.38%
Income \$100,000 - \$124,999	7.96%	8.72%	9.05%
Income \$125,000 - \$149,999	8.41%	8.38%	8.49%
Income \$150,000 - \$199,999	13.01%	12.95%	12.68%
Income \$200,000 - \$249,999	8.23%	8.46%	8.41%
Income \$250,000 - \$499,999	13.33%	11.94%	11.68%
Income \$500,000+	12.49%	10.98%	10.89%
2019 Est. Average Household Income	\$195,667.92	\$185,461.25	\$184,075.63
2019 Est. Median Household Income	\$141,016.23	\$132,889.03	\$131,080.67
2019 EST. HOUSEHOLDS BY HOUSEHOLD TYPE			
Family Households	73.38%	69.88%	67.52%
NonFamily Households	26.62%	30.12%	32.48%
2019 EST. POPULATION AGE 15+ BY MARITAL STATUS			
Male, Never Married	15.58%	16.19%	16.83%
Female, Never Married	11.26%	12.75%	13.20%
Married, Spouse Present	57.22%	54.61%	53.08%
Married, Spouse Absent	3.26%	4.25%	4.33%
Widowed	5.29%	4.45%	4.44%
Divorced	7.39%	7.75%	8.12%
2019 EST. HOUSEHOLDS BY TYPE			
Married Couple Family	81.32%	79.49%	78.66%
Other Family, Male Householder	5.42%	5.88%	6.16%
Other Family, Female Householder	12.73%	14.04%	14.54%
NonFamily Household, Male Householder	0.41%	0.38%	0.41%
NonFamily Household, Female Householder	0.16%	0.21%	0.23%
2019 EST. FAMILIES BY POVERTY STATUS			
2019 Families at or Above Poverty	96.89	95.65	95.54
2019 Families Below Poverty	3.11	4.35	4.46

Demographics

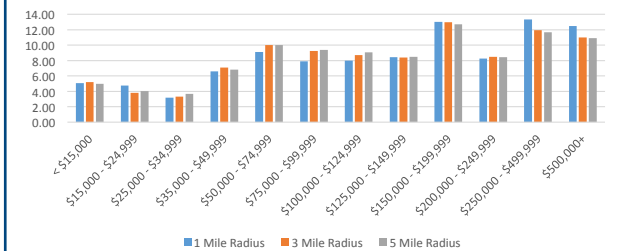
COMPARATIVE POPULATION GROWTH



2019 ESTIMATED POPULATION AGE 25+ BY EDUCATION



2019 ESTIMATED HOUSEHOLDS BY INCOME



Competition Map

